

CITY OF RENO

Planning Commission

May 5, 2010
Staff Report

Agenda #

V1-2

Ward #

1

CASE No.: LDC10-00043 (Our Lady of the Snows School Expansion)

APPLICANT: Diocese of Reno

APN NUMBER: 014-044-03

REQUEST: This is a request for a special use permit to expand a non-residential development (school) located adjacent to residentially zoned property by adding $\pm 11,150$ square feet of classroom space to the existing $\pm 18,700$ square foot school ($\pm 29,850$ total square feet).

LOCATION: The ± 1.68 acre site is located in the area bounded by Walker Avenue to the north, Lander Street to the east, Monroe Street to the south and Wright Street to the west in the MF14/PL (Multifamily – 14 du/ac/Plumas Neighborhood Plan Overlay) and MF30/PL (Multifamily – 30 du/ac/Plumas Neighborhood Plan Overlay) zones.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to approve the special use permit, subject to conditions.

RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. The applicant shall apply for all building permits for the project within eighteen (18) months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to issuance of a building permit, the applicant shall have landscape plans approved demonstrating that $\pm 3,678$ square feet of new landscaping

including 12 new trees and 72 new shrubs will be installed along the south, east and north sides of the school building.

4. Prior to issuance of any certificate of occupancy, the applicant shall apply for and have approved a demolition permit and remove the modular building. The demolition permit shall include restriping of the parking lot to add parking spaces in the area vacated by the modular building. The applicant shall provide suitable verification that the parking lot restriping has been completed, prior to issuance of a certificate of occupancy for the school addition.
5. Prior to issuance of any permit, the applicant shall have an approved Hydrology Report addressing on-site and off-site storm water flows and facility capacities for the pre-development and post-development site conditions.
6. The applicant shall provide sidewalks and demonstrate accessible and ADA compliant pedestrian routes from all adjacent public rights-of-way to the on-site buildings.
7. Prior to submittal of improvement plans for public infrastructure, the applicant shall meet in the field with engineering staff from the Community Development Department to determine the extent and nature of repairs, renovations, or reconstruction of the existing curb, gutter and sidewalk along the project frontage.
8. Prior to issuance of any building permit, the applicant shall have plans for all public improvements approved and shall obtain all associated encroachment and excavation permits. These public improvements shall include removing and replacing deteriorated curb/gutter and sidewalk as outlined in the Public Works Design Manual.
9. Prior to issuance of a building permit, the applicant shall have plans approved to construct a trash enclosure for the existing unscreened dumpster located in the alley adjacent to Monroe Street. The enclosure shall be constructed of colors and materials consistent with the school expansion, including solid view screening gates.

BACKGROUND:

The existing brick church building was built about 1940. In 1950, the elementary school was built and in 1999 a modular classroom was added in the parking area. In January of 2007, City Council approved an abandonment (LDC07-00165) of a ± 11.5 foot wide by ± 221.2 foot long portion of the southerly right-of-way of Walker Street ($\pm 2,544$ square feet) and an abandonment of a ± 9.6 foot wide by ± 221.3 foot long portion of the

northerly right-of-way of Monroe Street ($\pm 2,126$ square feet) adjacent to the site. The abandonment created sufficient area to accommodate the required 15 foot setback to expand the school adjacent to Monroe Street as proposed.

This expansion will increase the number of classrooms from 9 to 14 (includes removal of existing modular classroom). It will also solve functionality problems and create additional amenities typically found in other schools. The project includes an expanded library, science classroom and lab, technology center, art and music room, physical education space, indoor storage facility, faculty area and meeting rooms. The expanded facilities will be shared by all grades (1-8). The expansion will not increase existing enrollment above the current number of students (315).

ANALYSIS:

Key Issues: Neighborhood Compatibility

Land Use Compatibility: Land use surrounding the site consists of single family to the north across Walker Street; a park to the east across Lander Street; single and multifamily to the south across Monroe Street and a parking lot and multifamily to the west across Wright Street. The existing school is located on the east side of the subject site. The addition extends the school to the south. The one and two story residential structures located to the south across Monroe Street are ± 60 feet from the proposed addition. The one story addition has windows in the east half of the south elevation which should have a minimal impact on the residential structures to the south based on distance, installation of trees adjacent to the south side of the addition and because these windows face a garage and the side of a house with three small windows. The existing church and parking separate the school from the multifamily uses to the west. The proposed expansion will not increase intensity of the school. As proposed and with recommended conditions, the school expansion should not adversely affect the adjacent residential uses (SUP Findings a, e, f, h).

Urban/Environmental Design: The subject site includes a church, rectory, offices, detached modular classroom, playground equipment and a school. The applicant proposes to expand the south end of the school by adding a basement and one above ground story for a total of $\pm 11,150$ square feet ($\pm 5,575$ square foot footprint). The addition will be constructed utilizing stucco, brick veneer and a pitched asphalt shingle roof consistent with the existing school exterior building elevations. Landscaping, including trees, is proposed along the south, east and north elevations to soften the building. In order to meet code requirements, additional landscaping totaling $\pm 3,678$ square feet including 12 new trees (Condition No. 3) is required. The existing playground and equipment located in the area of the proposed expansion will be removed. The applicant is not required to relocate the play equipment.

As mentioned above a modular structure is located in the existing parking area located on site. If the special use permit is approved, the applicant intends to remove this

structure and add several new parking spaces in its place (Condition No. 4). In accordance with code, the applicant must demonstrate that the site design is utilizing Low Impact Development (LID) techniques where feasible.

No sign package was included with the application. The applicant is aware that any new signs require a separate permit and must comply with the MF14/PL and MF30/PL zones (SUP Finding g).

Public Safety: The Reno Police Department staff indicated that the submitted plans create no problems related to policing the site. The Reno Fire Department staff reviewed the development proposal and had no comments (SUP Finding f).

Public Improvements: To address engineering access and public/private improvement issues, the applicant should be required to: have an approved Hydrology Report (Condition No. 5); provide sidewalks and demonstrate accessible ADA compliant pedestrian routes (Condition No. 6); meet in the field with engineering staff to determine the extent of repairs, renovations or reconstruction of the existing curb, gutter and sidewalk along the project frontage (Condition No. 7); and have plans for all public improvements approved (Condition No. 8) (SUP Finding c).

Circulation: Primary vehicular access to the site is from an existing driveway from Wright Street located on the west side of the subject. Parking is also available on Lander Street to the east. Pedestrian access is provided by paved sidewalks on all four sides of the facility (SUP Finding d).

Master Plan: The project site is located in the Plumas Neighborhood Plan. As proposed and with recommended conditions, the project appears to be consistent with the following applicable Master Plan policies and objectives regarding: buildings which are sensitive to the surrounding development (BD-1); buildings which compliment adjacent structures and provide a human scale (BD-3); compatible architecture, color, signs, and landscaping (SD-2); building and site design (Objective #9); new structures complements adjacent structures (Objective #11); additions sensitive to the main structure (Objective #12); human scale at ground scale (Objective #13) equal architectural consideration for every side of the building (Objective #14); and architectural elements (Objective #15) (SUP Finding b).

General Code Compliance: Currently, $\pm 5,114$ square feet of the site is landscaped. The applicant proposes to add $\pm 3,907$ square feet for a total of $\pm 9,021$ square feet (12.26% provided 20% required). When an existing site or use does not comply with Code requirements for landscaping, landscaping is required to be added in an amount that is proportionate to the expansion. In this case, Code requires $\pm 11.95\%$ of the site to be landscaped, while 12.26% is proposed.

The site currently contains $\pm 4,800$ square feet of office space; a church with 517 seats and 9 elementary and middle school classrooms. All of these uses combined would

require 131 parking spaces, while 102 spaces are available on site, along the west side of Lander Street and within a 13 space parking lot owned by the church located on the southwest corner of Wright Street and Walker Avenue. However, the church which requires 94 spaces, operates primarily on Sunday when the offices and school are closed. Since the offices and school require only 53 spaces, adequate parking is provided at all times based on the staggered use of the on site facilities.

There is an existing unscreened dumpster located in the alley adjacent to the north side of Monroe Street. The applicant has added a trash enclosure to the site plan to screen/enclose this dumpster. With application for a building permit to expand the school, the applicant should be requested to provide plans for the trash enclosure including colors and materials consistent with the school, and solid view screening gates (Condition No. 9).

Other Reviewing Bodies:

Washoe County District Health Department Environmental Health Services Division: The applicant will be required to comply with applicable Washoe County District Health Department regulation related to inspection for and removal of asbestos if present during remodeling of the building, sewage disposal, domestic water supply, solid waste water quality and air pollution. The applicant has indicated that he will comply with the Health Department's request to install a wind sensor control unit on all existing and new turf areas.

Neighborhood Advisory Board: This project was not reviewed by the Ward One Neighborhood Advisory Board (NAB) as the April, 2010 meeting was canceled due to a lack of a quorum. However, the previous school expansion project was reviewed by the NAB in January, 2007, when the abandonment was considered; and in September of 2007. Copies of the NAB minutes and comments forms from those two meetings are attached to this report (Exhibit A).

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Single and Multifamily Residential	Special Planning Area - Plumas Neighborhood Plan (Multifamily Residential [3-7 units/acre])	MF14/PL
SOUTH	Multifamily Residential	Special Planning Area - Plumas Neighborhood Plan (Multifamily Residential [7-14 units/acre])	MF30/PL
EAST	Park	Special Planning Area - Plumas Neighborhood Plan (Parks/Recreation)	PF/PL
WEST	Parking Lot & Multifamily Residential	Special Planning Area - Plumas Neighborhood Plan (Multifamily Residential [3-7 units/acre] & [7-30 units/acre])	PF/PL, MF14/PL & MF30/PL

LEGAL REQUIREMENTS:

RMC 18.06.405(e)(1) Special Use Permit

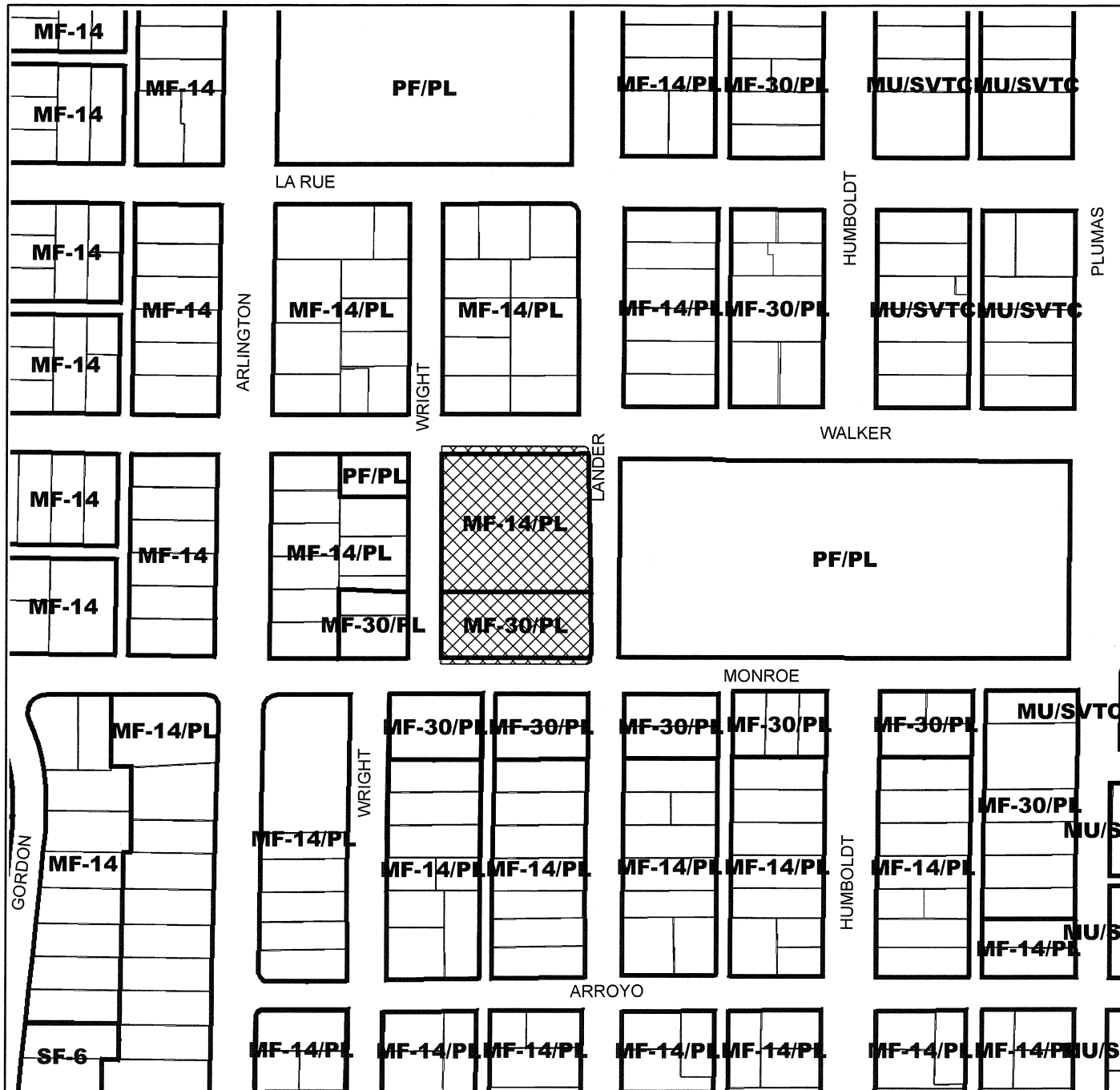
FINDINGS:

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.

- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Staff: Vern Kloos, AICP, Senior Planner



LDC10-00043

Our Lady of the Snows School Expansion Special Use Permit



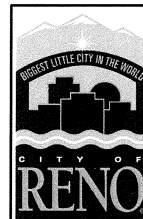
Subject Site



Zoning



The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department
Map Produced: April 21, 2010




**Community Development
Department**

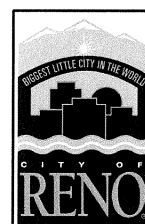
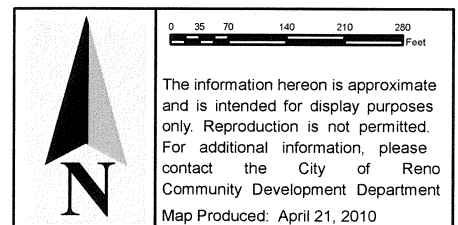
450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

KIS: G:\PLANNING\Planning Case Maps\10\LDC10-00043



LDC10-00043
Our Lady of the Snows School Expansion
Special Use Permit

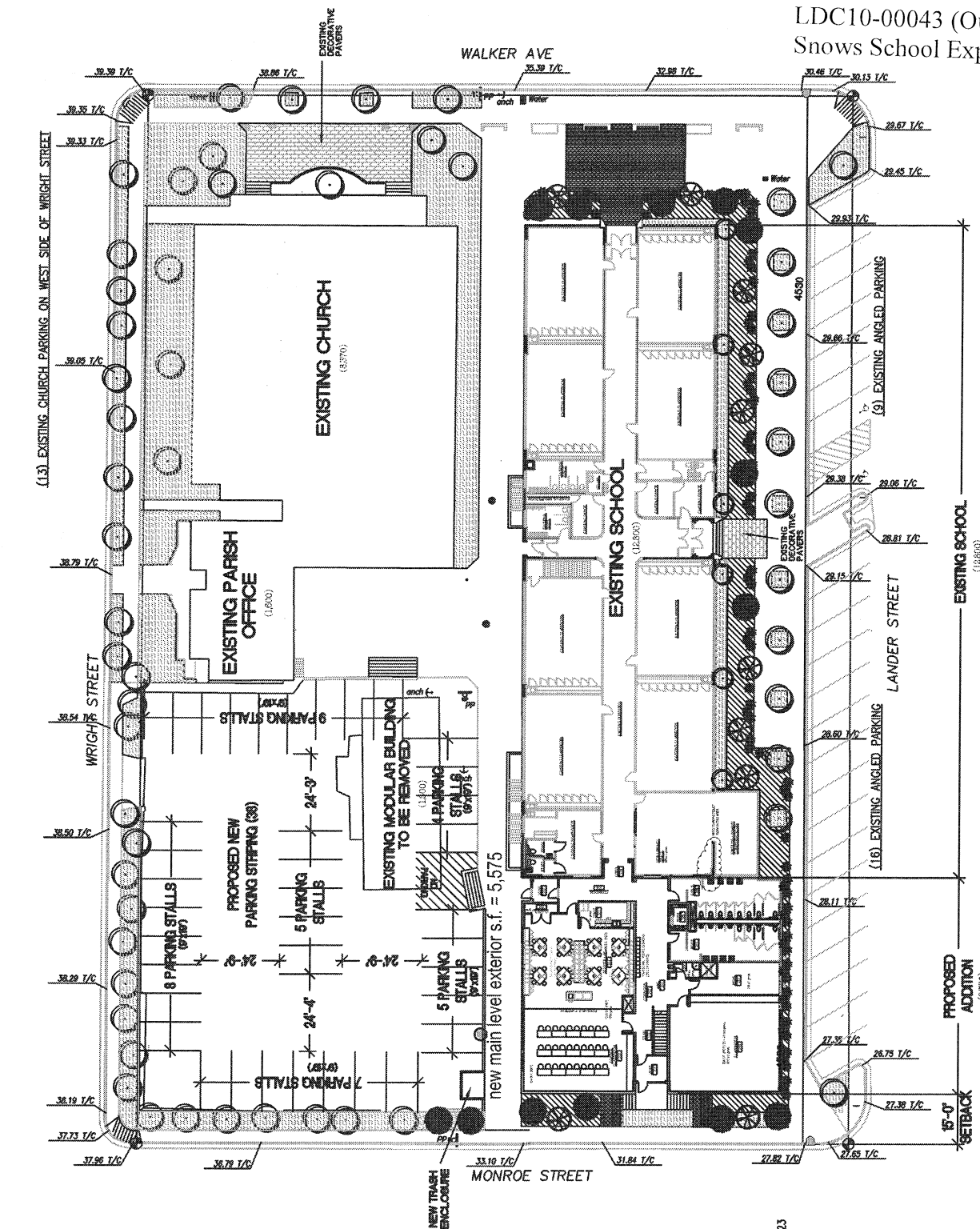
 Subject Site



**Community Development
 Department**

450 Sinclair Street Phone: 334-2063
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.cityofreno.com

KIS: G:\PLANNING\Planning Case Maps\10\LDC10-00043



LANDSCAPE LEGEND:

- EXISTING TREES (Total of 61 TO REMAIN)
(9-EXISTING TREES TO BE REMOVED)
- NEW TREES MEDIUMS 2-1/2" CAL (MIN.) (Total of 10)
- NEW TREES EVERGREEN 6'-0" TALL (MIN.) (Total of 14)
- NEW SHRUB PLANTING
(EVER 2" OR MORE OR BLACK MULCH)
- EXISTING LAMN / SHRUBS LANDSCAPING
- NEW DECORATIVE PAVERS

() = DENOTES AREA OF EXISTING SITE COVERAGE

LANDSCAPE NOTES:

- ALL LANDSCAPING SHALL HAVE PERMANENT AUTOMATIC DRIP IRRIGATION SYSTEM.
- FINAL SIDEWALK LOCATIONS MAY VARY WITH FINAL DESIGN.

LANDSCAPING CALCULATIONS:

TOTAL SITE:	73,572 (1.688 ACRES)
BUILDING SITE COVERAGE	
EXISTING:	22,770 SQ. FT.
ADDITION:	5,750 SQ. FT. (25.2%)
TOTAL:	28,520 SQ. FT.

LANDSCAPE:

EXISTING:	5,114 SQ. FT.
(INCLUDES DECORATIVE PAVEMENT AREA)	
NEW DECORATIVE PAVERS:	1,063 SQ. FT.
NEW PLANTING:	2,844 SQ. FT.
PROVIDED:	3,907 SQ. FT.
REQUIRED:	3,678 SQ. FT.

PARKING CALCULATIONS:

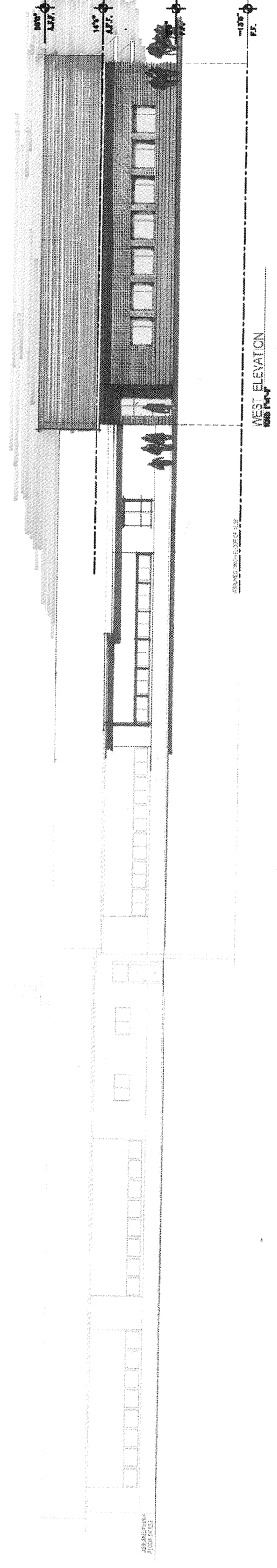
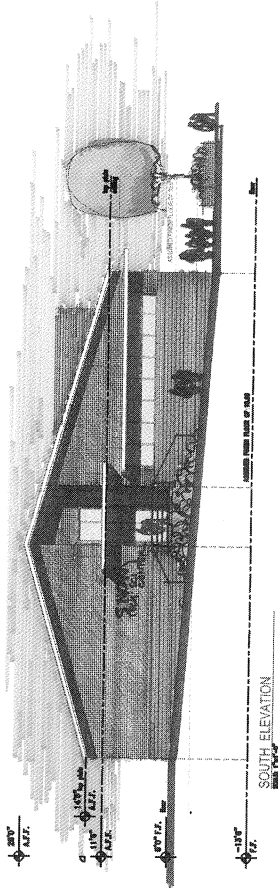
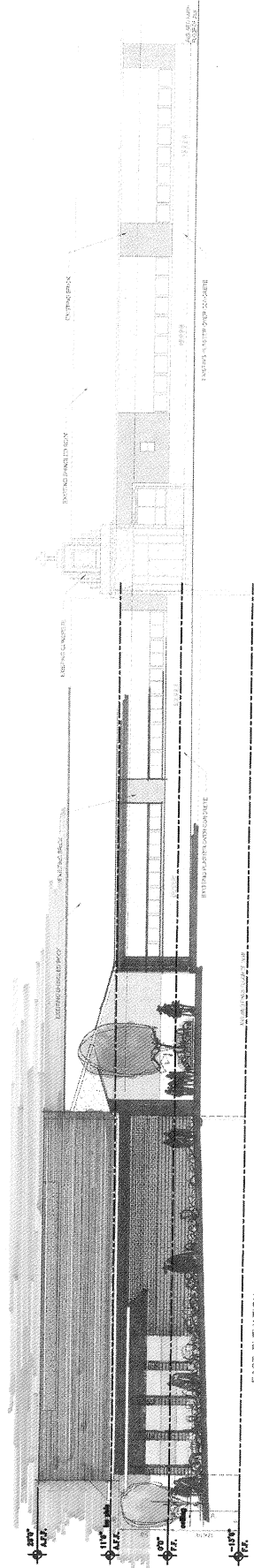
SCHOOL CLASSROOMS - 14 TOTAL	
2 - MIDDLE SCHOOL X 3.5 = 7 + 5 (N) = 12	
12 - ELEMENTARY SCHOOL X 1.5 = 18 + 5 (N) = 23	
TOTAL SCHOOL PARKING SPACES REQUIRED:	35

PARISH OFFICES:	4,800 S.F.
(1-PARKING SPACE / 225 S.F.)	= 21
CHURCH:	517 SEATS
(1-PARKING SPACE / 5.5 SEATS)	= 94
TOTAL AVAILABLE PARKING:	102 SPACES
EXISTING LOT WEST OF WRIGHT STREET - 13	
ON SITE PARKING	- 38
EXISTING ANGLE PARKING	- 51
BOTH SIDE OF LANDER ST.	

NOTE: SCHOOL AND PARISH OFFICES MAY BE IN USE AT SAME TIME BUT NOT DURING HOURS OF CHURCH SERVICE.

PROPOSED SITE / LANDSCAPE PLAN

SCALE: 1/16"=1'-0"



LDC07-00165 (Our Lady of the Snows Abandonment) - This is a request for an abandonment of an +/- 11.5 foot wide by +/- 221.2 foot long portion of the southerly right-of-way of Walker Street (+/-2,544 square feet) and abandonment of a +/-9/6 foot wide by +/- 221.3 foot long portion of the northerly right of way of Monroe Street (+/- 2,2126 square feet), which are the full north and south frontages of the lot (APN 014-044-02) between Wright Street and Lander Street.

John Krmpotic, Jeff Codega Planning/Design was in attendance for this presentation. Utilizing presentation material, he explained the reason for the request is to expand the school. He described the plans for the expansion to the north toward Walker Street and south toward Monroe Street. The parish is requesting abandonment of the access right-of-way approximately a 12ft. to 13 ft. strip on each side. The applicants are required to make one finding which is that the public will not be materially injured in anyway. A foot print of the school was displayed for review.

Board member Keeper requested to know if the trees as shown in the display would remain and the plans for the sidewalk. Mr. Krmpotic stated the trees would remain and the sidewalk plans would be addressed in future applications.

Board Member Dewey questioned the plans for parkway or right-of-way. Mr. Krmpotic responded that it would be dedicated to public use and the only change is the reference point of the building and set backs to accomplish the expansion

Chairperson Hill expressed concern with additional and partial requests for the expansion project. He requested to know how many additional square feet were in the plans for the expansion and if plans included increasing staff. Mr. Krmpotic responded the applicants have indicated a critical need for more school capacity in order to function. A discussion was held regarding the 4000 sq. ft expansion plans, and it was stated there were no plans to increase staff at this time. Mr. Krmpotic explained applicants were seeking the ability to remove the bungalow currently located in the parking lot and to move the 8th grade classroom into the main school building to recapture the parking lot usage.

Board member Wray questioned the existing right-of-way as outside the boundary of expansion and the reasons for moving it. Mr. Krmpotic explained that setbacks and variances require the request.

Board member Dewey requested clarification regarding the parkway, sidewalks and building plans. Mr. Krmpotic explained the plans to move the existing right-of-way, the 15 ft. setback for building and planning strips that include sidewalks and landscaping.

Board member Keeper stated it was a fine project.

Board member Hollingsworth had no comments.

Board member Dewey stated the lack of parking spaces impacted the area and he would like to see more provided.

Board member Smith had no comments.

Board member Feleciano stated it was a great project.

Board member Ford stated the project looked good and was eager to hear from the public and school staff.

Board member Wray stated it would be nice to have a parkway and see trees again.

Chairperson Hill stated the operation has caused issues in the neighborhood such as parking and traffic problems and expressed disappointment with the continued requests for project plans provided by applicants in pieces. He was in favor of opening the parking lot for use and is looking forward to see more of the project.

Project review forms will be submitted.

Case # _____
Property Owner: Bry Haines
Address: 1020 Wright St
City, State and Zip: RENO, NV 89509
Comments: I HOPE THIS EXPANSION

INVOLVES PARKING SO MY STREET
ISNT FULL OF CHURCH MEMBERS
CARS! THEY NEED THEIR OWN
PARKING STRUCTURE!

Case # LDC08-00004 Our Lady of the Snows (BJS)

Property Owner: PALM + MARIE APKARIAN
Address: 1108 S. ARLINGTON AVE.
City, State and Zip: RENO, NEVADA 89509
Comments: _____

WE HAVE NO OBJECTION
TO THE REQUEST WRITTEN
ON THIS CARD.

Paul Apkarian

RECEIVED

Case # LDC08-00004 Our Lady of the Snows (BJS)

Property Owner: JOHN + VIRGINIA G. CARRINGTON
Address: P.O. Box 1116
City, State and Zip: FALLON, NV, 89402
Comments: 17,653 OF CHURCH PROPERTY IS LARGE

ENOUGH FOR A NEW CHURCH & THEY SHOULD BUILD A
NEW ONE FURTHER OUT - STREETS IN SUGGESTED
AREA CANNOT HANDLE THE EXTRA TRAFFIC &
PARKING THIS PROJECT WOULD CREATE -
WE SAY "NO" TO THIS REQUEST !!

Virginia G. Carrington
PARCEL # 014-105-02

* FOR AESTHETIC REASONS

SEP 7 - 2007

Case # _____
Property Owner: C. JTHA WALKER
INCOME PROPERTY:
Address: 785/795 WALKER AVE.
HOME ADDRESS:
City, State and Zip: 1202 MARK TWIN AVE.
RENO 89509
Comments: _____

I AM OPPOSED TO THE PROPOSED
18,000 FT. EXPANSION OF OUR LADY
OF THE SNOWS BECAUSE THE

CHURCH/SCHOOL ALREADY CREATES
EXCESSIVE TRAFFIC/NOISE FOR A
RESIDENTIAL AREA. ALSO, THE BUILDING
SHOULD NOT BE EXPANDED BEYOND THE
EXISTING FOOTPRINT. * PLEASE DENY THIS
SPECIAL USE PERMIT. !! 😊

Case # LDC08-00001 Our Lady of the Snows (BJS)

Property Owner: Gregory Juhl
Address: 1114 S Arlington Ave
City, State and Zip: _____
Comments: I am against this plan.

RECEIVED

SEP 7 - 2007

CITY OF RENO
Community Development Dept

DATE
September 8, 2007
P.O. 1116
Fallon, Nv. 89406

City of Reno
Community Development
P.O. 1908

Reno, Nv. 89505

Parcel # 014-105-02

Reference = LDC 08-00004 Our Lady of the Snows
Attention = Beverly J. Straub

Our Lady of the Snows has been trying to expand for the last 40 years. First they had to block Lander Street at recess for a playground. Next they had to use the tennis courts at Billingshurst Junior High. There was a try at partially closing the Lander Street area so they would have more parking. They have tried to get the OK for a larger school - none of which was approved.

If they already do not have enough parking & play area where are they going to accommodate the vehicles that will be needed for the growth of a 17,650 sq. ft. expansion? Again we suggest Snows build a new church in another

area.

We vote no to this project.

Virginia L. Camington

From: Greg Juhl <gajuhl@hotmail.com>
To: <kloos@reno.gov>
Date: 04/27/2010 08:40 PM
Subject: AGAINST Our Lady of the Snows School Expansion (LDC10-00043)

Mr Kloos:

I am against the OLS School Expansion.

Thank you,

Greg Juhl, MD
1114 S Arlington Ave

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